



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

July 25, 2011

TO: Supervisor Michael D. Antonovich, Mayor  
Supervisor Gloria Molina  
Supervisor Mark Ridley-Thomas  
Supervisor Zev Yaroslavsky  
Supervisor Don Knabe

FROM: Richard J. Bruckner  
Director

SUBJECT: FINAL REPORT REGARDING IMPLEMENTATION OF STANDARD  
CONDITIONS, OUTREACH AND ENFORCEMENT EFFORTS FOR  
REGULATING SCRAP METAL YARDS (RESPONSE TO ITEM NO. 12-A,  
OCTOBER 26, 2010 AGENDA)

The Department of Regional Planning (DRP) has completed its work program in response to the Board of Supervisors motion dated October 26, 2010 directing DRP to: (1) develop standard conditions for scrap metal processing yards; (2) develop a public outreach plan; and (3) establish an enforcement taskforce within six months.

**A. Board Motions Regarding Scrap Metal Yard CUP Process (July 27, 2010 and October 26, 2010)**

When this matter was initially before the Board on July 27 DRP was directed to complete a comprehensive review of current conditional use permit (CUP) requirements for scrap metal yards and to report back within 90 days with the Department's findings and recommendations.

DRP submitted a report to the Board on October 19 evaluating the County's standards and describing the practices of other jurisdictions. The report recommended the development of standard conditions that would be consistently applied future conditional use permits for scrap metal yards.

The Board accepted the recommendations in the DRP report and directed DRP to work in conjunction with the Department of Public Works and County Counsel to develop standard conditions, and to subsequently engage in an outreach effort to existing operators and to initiate enforcement actions against unpermitted uses.

**B. Community and Stakeholder Outreach (March 3 and March 12, 2011)**

Community meetings were held on March 3 and March 12 at the Florence Firestone Community Service Center to provide an overview of existing regulations and to solicit input on the proposed standard conditions. Eight hundred notices were mailed to owners and occupants of M-2 zoned properties and properties within 300 feet of the M-2 Zone in Florence Firestone. Approximately 100 people attended the community meetings. Residents raised concerns regarding noise, vibration, dust, operating hours, traffic congestion and air quality. Scrap metal yard operators also participated in the community meetings and commented on the proposed

standard conditions. The attached final CUP standard conditions were developed with input from stakeholders, the community, and other County agencies.

**C. Presentation of Standard CUP Conditions to the Regional Planning Commission  
(May 11, 2011)**

The draft standard CUP conditions were discussed at the Regional Planning Commission on May 11, 2011. The conditions will serve as a starting point for drafting site-specific conditions of approval for all future scrap metal yard projects. In order to implement the standard conditions, applicants will be required to submit additional information, including an operations plan and a detailed site plan showing the location of processing, loading, vehicle circulation and queuing areas. The standard conditions address hours of operation, requirements for masonry walls, noise buffers, setbacks from residential areas, circulation and storage areas, and a minimum lot size for the handling of ferrous metals. Projects within 250 feet of a residential zone are subject to additional conditions restricting the processing of ferrous metals, limiting the height of storage piles, and setting hours of operation.

The Commission recommended that DRP use the draft standard CUP conditions as a starting point for the review of future CUPs. Testifiers in general support of the standard conditions included scrap metal yard operators and representatives from the Institute of Scrap Metal Industries (ISRI).

**D. Presentation of Outreach Plan to the Regional Planning Commission (June 29, 2011)**

An overview of enforcement efforts and an outreach plan was presented to the Regional Planning Commission on June 29, 2011. DRP is currently creating a brochure with a summary of the standard conditions and will begin canvassing the neighborhoods in the unincorporated County known to have the majority of scrap metal yards, educating operators on recent changes, and handing out the brochures to operators and interested parties. These brochures and the supplemental application information will also be made available at the downtown front counter and field offices. During the canvassing, enforcement staff will identify properties that are operating scrap metal yards without a permit. Upon completion of the survey and researching any land use entitlements on these properties, staff will work with any unpermitted operating scrap metal yards to file a CUP or cease operation.

DRP completed public outreach meetings, held two public hearings, and established standard conditions within six months as directed by the Board. Zoning Enforcement staff has started public outreach and will initiate enforcement activities for all scrap metal yards that do not currently have a valid CUP. The summary of work performed and the attached standard conditions of approval are submitted for the Board's information.

If you have any questions regarding this report, please contact Mr. Andrew Svitek at (213) 974-6462. Our offices are closed on Fridays.

RJB:AS

Attachments: Scrap Metal Yard Standard CUP Conditions, Supplemental CUP Application

c: Executive Officer, Board of Supervisors  
Larry Hafetz, County Counsel  
Dennis Hunter, Department of Public Works  
Chief Executive Officer



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**ZONING PERMIT INSTRUCTIONS AND  
SUPPLEMENTAL CHECKLIST FOR A SCRAP METAL PROCESSING YARD**

- Use this supplemental checklist for a zoning permit application for a scrap metal processing yard.
- Do not use this checklist for other types of applications.
- Failure to provide all required information may cause delay or denial of the application.
- Consult the attached sample site plan/circulation plan for guidance on the labeling of specific areas on a site plan.

☐ **1. Site Plan**

- Show all structures, including floor plans of office building(s).
- Show truck weight scale(s).
- Show loading and unloading areas (label "Drop Off Area" and "Loading Area" respectively).
- Show all materials storage areas (label "Storage Area").
- Show processing areas (label "Processing Area").
- Show vehicle queuing areas (label "Queuing Area").
- Show interior setbacks around processing areas.
- Show perimeter masonry walls and/or fences.
- Show employee and visitor parking areas.
- Show equipment operating areas.
- Show stationary processing equipment.
- Show structures and/or areas used for equipment maintenance.
- Show landscaped areas.

☐ **2. Operations Plan**

- Describe the types of materials that will be processed.
- Describe the access points.
- Describe the on-site vehicular circulation pattern.
- Describe and list the equipment (stationary and mobile) that will be used on-site.
- Describe all the materials that will be stored and handled on-site, including any materials that require special handling.

- Describe how materials will be loaded: what areas, types of materials, and types of containers.
- Describe the maximum on-site vehicle capacity (in queuing areas) based on the queuing spaces in front of the scale, before the unloading area, and loading areas.
- Estimate the time required for a vehicle to complete a transaction (weigh-in, unloading, re-weighing).
- Describe the method of shipment (types of trucks and containers) and requirements for adequate circulation areas.
- Describe any procedures to control off-site queuing.
- Describe areas for equipment maintenance.
- Describe the estimated time for loading of shipments (using various methods).
- Describe any measures used to control noise.
- State maximum number of employees and number.

☐ **3. Vehicle Circulation Plan**

- Show the circulation pattern for receiving of materials (pickup trucks).
- Show the circulation pattern for outbound shipments for each type of container loading (semi-trucks).
- Show the operating areas for any type of mobile heavy equipment.

☐ **4. Noise Buffer Zone Diagram**

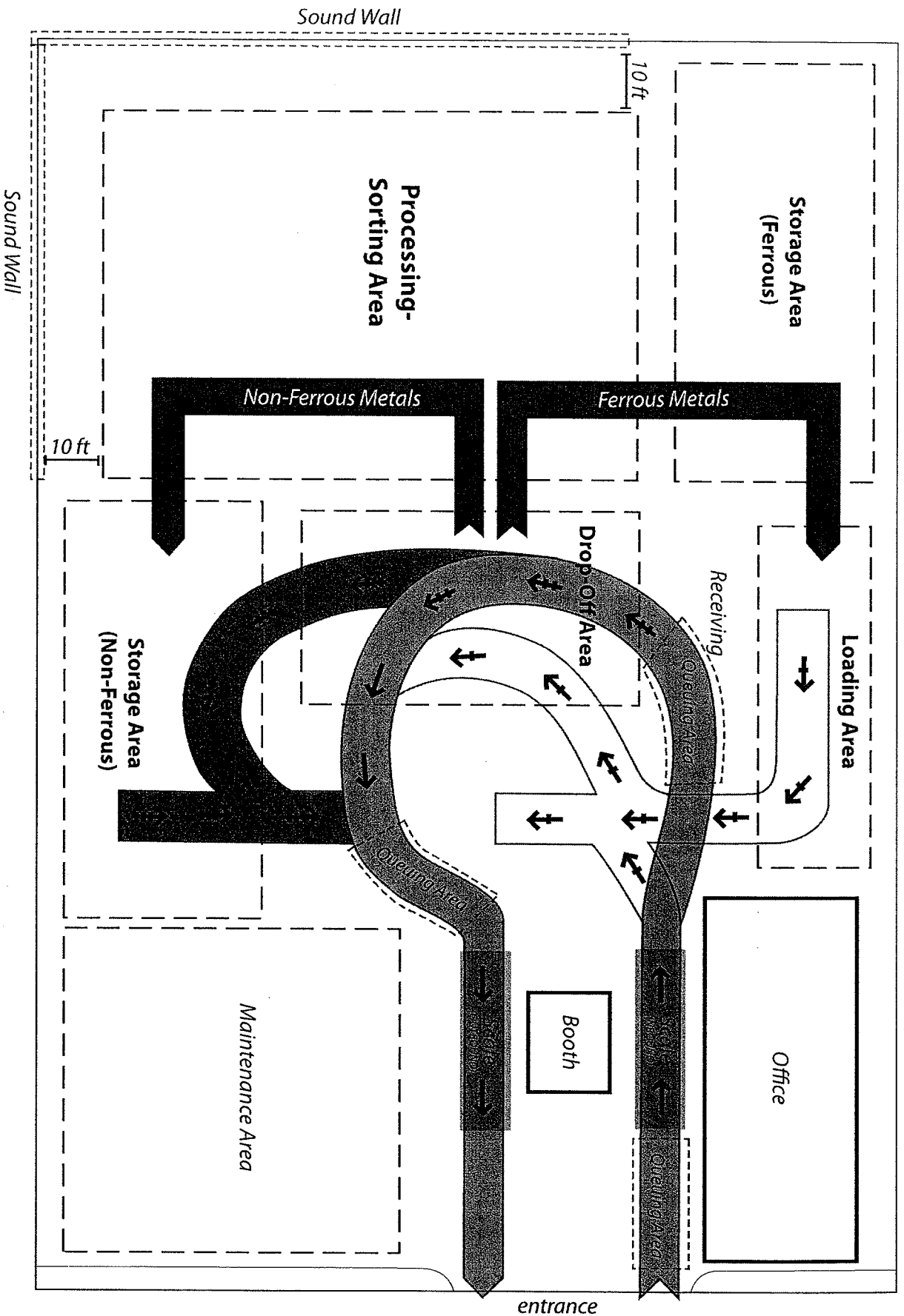
- Show buffers around noise sources, distances to residential and sensitive receptors, and any noise barriers, including structures, walls, and landscaping.

☐ **5. Exterior Elevations for Structures, Walls and Fences**

- Provide elevations for all structures. Show the height of the exterior fences and walls.

# Scrap Metal Yard Circulation/Handling Areas Exhibit

For Illustrative Purposes Only.



## KEY

- ➡ OUTBOUND - FERROUS
- ⇄ INBOUND - MIXED & STEEL
- ➡➡ INBOUND & OUTBOUND - NON-FERROUS



**DRAFT CONDITIONS OF APPROVAL  
DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. [RXXXX-XXXX]-(SUP. DISTRICT)  
CONDITIONAL USE PERMIT NO. [XXXX]**

**PROJECT DESCRIPTION**

INSERT PROJECT DESCRIPTION HERE.

**GENERAL CONDITIONS**

INSERT GENERAL CONDITIONS (1-7) HERE.

**REPLACE GENERAL CONDITION NO. 8 WITH THE FOLLOWING CONDITION:**

8. This grant shall terminate on **[Approval Date + 10 years]**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

**REPLACE GENERAL CONDITION NO. 10 WITH THE FOLLOWING CONDITION:**

10. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
- a. Prior to the use of this grant, the Permittee shall deposit with the County the sum of **\$2,600** to be placed in a performance fund to be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of approval, including inspecting the Permittee's adherence to development in accordance with the site plan on file at Regional Planning. This fund shall provide for **13 inspections as follows: biannually (twice a year) for the first three years of the term; and annually thereafter**. Inspections shall be unannounced.
  - b. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the Permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time of payment, whichever is greater.

**PERMIT SPECIFIC CONDITIONS**

22. DEFINITIONS: Unless otherwise apparent from the context, the following definitions shall apply to these Conditions of Approval:

- a. "Automobile dismantling yard" shall mean any premises used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the Vehicle Code of the state of California, including the buying, selling or dealing in such vehicles or integral parts or component materials thereof, and the storage, sale or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers. Automobile dismantling shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop.
- b. "County Code" shall mean the Los Angeles County Code.
- c. "County" shall mean the County of Los Angeles.
- d. "Queuing Areas" shall mean designated areas within or adjacent to the vehicle circulation areas for the temporary stopping of vehicles and shall be in addition to and separate from parking areas.
- e. "CRV Recycling Center" shall mean an operation certified by the California Department of Conservation and which accepts and pays refund value to consumers for empty beverage containers.
- f. "Department" shall mean the Los Angeles County Department of Regional Planning.
- g. "Director" shall mean the Director of the Department of Regional Planning or his designee.
- h. "Drop Off Area" shall mean the area in which scrap metals are unloaded and inspected by the Permittee to determine whether they shall be purchased. Scrap metals are then moved into the Processing Area for processing, or returned to the customer if not purchased.
- i. "Junk and salvage" shall mean old, secondhand or scrap ferrous and nonferrous metals, paper and paper products (including roofing and tar paper), cloth and clothing, wood and wood products, manufactured rubber products, rope, manufactured plastic products, paint, manufactured clay and porcelain products, trash, and similar materials, and shall include dismantled machinery, equipment and parts. "Junk and salvage" shall also include the bailing of cardboard boxes, paper and paper cartons.
- j. "Junk and salvage yard" shall mean any premises, establishment or place of business which is maintained, operated or used for storing, keeping, buying, selling or dismantling of junk and salvage.
- k. "Loading Area" shall mean the area in which sorted and processed scrap metals are loaded into a container for outbound shipment.
- l. "Permittee" shall mean the applicant, any successors in interest, and any other person, corporation, or entity making use of this grant.
- m. "Processing Area" shall mean the area in which mixed scrap metals are sorted, crushed, cut, shredded and/or separated. This area is not used for long term storage of scrap metals.



- n. "Sensitive use" shall mean school, park, playground, child care center, senior citizens center, church, or temple.
  - o. "Scrap metals" shall include any ferrous (defined as those metals which will attract a magnet) or nonferrous metals (defined as those metals which will not normally attract a magnet including copper, brass and aluminum), any insulated or uninsulated metallic cable, and any other materials known as "scrap metal" including iron, copper, brass lead, zinc, tin, steel, aluminum, titanium, metallic cables and wires, and other like materials.
  - p. "Scrap Metal Processing Yard" shall mean any establishment or place of business which is maintained, used or operated solely for the buying, selling, processing and preparing of scrap metals for remelting by steel mills and foundries.
23. This grant authorizes a conditional use permit to establish a Scrap Metal Processing Yard.
24. The Permittee shall maintain the subject property in a neat and orderly fashion, and shall maintain all areas of the premises over which the Permittee has control free of litter and debris.
25. The Permittee shall post a sign in English and Spanish near the main entrance with a hotline/emergency phone number for reporting any problems which may occur related to the operation of the facility, 24 hours a day, 7 days a week. The permittee shall keep a record of complaints including the date and time, nature of complaints, and actions taken to identify and mitigate the complaint. Such record shall be furnished to the Department upon request. The Permittee shall post the conditions of this grant in the office.
26. The Permittee shall operate in substantial conformance with the operations plan on file with the Department.
27. All signs shall be in conformance with Part 10 of Section 22.52 of the County Code; except that portable signs on sidewalks adjacent to the site, and temporary on-site wall or pole signs are prohibited.
28. The Permittee shall maintain the landscaping as shown on the approved Exhibit "A" in a neat, clean, and healthful condition, including the proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.
29. The site shall be developed and maintained with [specify number: ####] parking spaces, of which [####] shall be standard spaces, [####] shall be compact spaces, [####] shall be ADA accessible spaces. All parking spaces shall be accessible for customer and employee parking and shall not be used for the storage of scrap metals, other materials and equipment. All parking spaces, as depicted on the approved Exhibit "A," shall be accessible and permanently maintained with paving and striping.
30. The sorting and processing of scrap metals shall be restricted to the Drop Off Area as depicted on the approved Exhibit "A." At no time shall sorting and processing activities impede the traffic circulation pattern depicted on the approved Exhibit "A."
31. The Permittee shall be allowed to store scrap metals on the site above the height of the fence, provided the storage is not within ten feet of any exterior lot line of the property.

32. All operations and storage, including all equipment used in conducting such use, other than parking, shall be conducted within an enclosed building or within an area enclosed by a solid wall or solid fence.
33. Fences and/or walls shall be [specify height: ####] in height and shall be constructed of [specify type of construction: masonry/metallic plates], provided that the Processing Area nearest to residential zones, properties with sensitive uses, or public rights of way shall be bounded by a solid masonry wall at least eight feet in height as shown on the approved Exhibit "A."
34. The site shall be paved with concrete or asphalt surfacing and the Permittee shall implement a regular program of inspections and repair, as described in the operations plan to prevent potholes, major cracks, and dips.
35. The following requirements shall apply regarding on-site vehicular circulation:
  - a. The Permittee shall be required to control on-site vehicle circulation to ensure that vehicles are not queuing in the public right of way and causing a traffic hazard. The Permittee shall comply with the approved Exhibit "A" showing the approved circulation patterns. Vehicles shall wait in designated Queuing Areas only while waiting for weighing, loading and unloading. The Permittee shall stop additional vehicles from entering the site when the Queuing Areas are full. The Permittee shall use a traffic attendant ("flag man") as necessary to restrict additional incoming vehicles to maintain clear vehicle circulation areas.
  - b. All on-site vehicular circulation shall be maintained in a [circular or similar pattern], as depicted on the approved Exhibit "A." The Permittee shall control on-site vehicular circulation by directing vehicles to Queuing Areas when waiting to use the scale, unload, and receive payment. Vehicles dropping off scrap metals shall be allowed to stop in designated Queuing Areas only.
  - c. The Permittee shall monitor in-bound vehicles to prevent vehicle back-up in the public right-of-way when the site has reached maximum capacity, which shall be defined to mean any time when vehicle circulation is impeded. When site capacity is reached, the entrance gate shall be closed and no additional vehicles shall be permitted to enter the site.
36. All scrap metals received shall be inspected upon arrival to determine whether they contain any prohibited materials. The Permittee shall not accept materials from customers or store materials on site that require "special handling," which materials shall include, but not be limited to, radioactive materials, PCB (polychlorinated biphenyls) oils, capacitors and ballast containing PCB (polychlorinated biphenyls) oils, capacitors containing oil, transmissions containing oil, motor oils, anti-freeze, mercury switches, capsules containing mercury, CFC (chlorofluorocarbon), batteries, and fuels unless the Permittee has been certified to handle such materials.
37. The Permittee shall not use stationary processing equipment unless depicted on the approved Exhibit "A" or unless a revised Exhibit "A" is submitted to and approved by the Director. The Permittee shall only use the type and quantity of mobile equipment listed on the submitted operations plan.

38. The Permittee shall only process, sort, load and unload scrap metals within the designated areas (labeled as Processing Area, Drop Off Area, and Loading Area on the approved Exhibit "A"). The amount of materials within all areas shall be managed so as not to impede the designated circulation patterns.
39. The Permittee shall locate noise sources, including Processing Area away from a residential zone or sensitive use to the satisfaction of the Director. The Permittee shall take all necessary measures to ensure that noise emissions from the on-site facilities in any residential zone or at a sensitive use receptor are within the limits of the County Noise Ordinance, as contained in Title 12 of the County Code.
40. The Permittee shall install noise reduction barriers such as sound walls, concrete masonry units, noise curtains, and berms as required to mitigate noise impacts on residential zones and/or properties with sensitive uses to the satisfaction of the Director of Public Health, Environmental Hygiene Unit.
41. The hours of operation shall be:
  - a. Unrestricted operating hours shall be from 7:00 a.m. to 4:00 p.m. Monday through Friday and from 8:00 a.m. to 2:00 p.m. on Saturday, during which time the Permittee shall be able to accept and/or process in-bound and out-bound shipments;
  - b. Restricted operating hours shall be from 4:00 p.m. to 6:00 p.m., Monday through Friday and from 2:00 p.m. and 4:00 p.m. on Saturday, during which time the Permittee shall be able to process out-bound shipments, but shall be closed for in-bound shipments.
  - c. On Sundays and holidays the site shall be closed for all operations.
42. If an issue arises related to the Permittee's operations, the Director may require the Permittee to hold a community meeting to address such issue in such a manner that meets with satisfaction of the Director. The Permittee shall provide a notice of the meeting to the current property owners and occupants within a 500-foot radius of the site, as listed in the County Assessor's records. To show evidence of compliance with this requirement, at a minimum, the Permittee shall provide the Director copies of the meeting notices, the address list used for the notices, the meeting minutes describing the issues addressed, and the proposed action to address the issues raised.
43. Prior to the issuance of building permits, plans must be approved to provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action. The Permittee shall comply with National Pollutant Discharge Elimination System (NPDES), Storm Water Management Program (SWMP), and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.
44. The Permittee shall properly maintain and monitor the use of mobile and static equipment. The use and maintenance shall be monitored and verified on a periodic basis to verify compliance with the County Noise Ordinance and manufacturers' specifications regarding noise and vibration attenuation (verification of vibration dampening mats, mufflers and noise reduction enclosures). Records of maintenance shall be presented upon request to verify

compliance with this condition to the satisfaction of Department of Public Works, Environmental Health.

45. Ingress and egress routes for heavy trucks shall be restricted to [specify street] that is furthest from any adjacent or nearby residential zone. The site shall provide adequate on-site circulation to enable trucks to circulate on-site. Trucks shall be prohibited from backing into sites from public rights of way.

**PROJECT SITE SPECIFIC CONDITIONS: FOR A PROJECT WHICH HAS A DESIGNATED PROCESSING AREA THAT IS LOCATED WITHIN 250 FEET OF A RESIDENTIAL ZONE OR SENSITIVE USE AS MEASURED FROM THE PROCESSING AREA AS SHOWN ON THE APPROVED EXHIBIT "A" TO THE EDGE OF THE NEAREST RESIDENTIAL ZONE OR SENSITIVE USE:**

**Add Additional Condition:**

- The Permittee shall not process ferrous metals within 250 feet radius of a residential zone or sensitive use as measured from the processing area as shown on the approved Exhibit "A" to the edge of the nearest residential zone or sensitive use.

**Replace Permit Specific Condition No. 31 With The Following Condition:**

- The Permittee shall not store scrap metals higher than the height of the fence such that no storage piles will be visible standing at grade from the nearest residential zone or sensitive use. The maximum permitted height of the storage piles shall correspond to the height of the fence, up to 15 feet in height.

**Replace Permit Specific Condition No. 41 With The Following Condition:**

- The hours of operation shall be:
  - a. Unrestricted operating hours shall be from 8:00 a.m. to 5:00 p.m. Monday through Friday during which time the Permittee shall be able to accept and/or process in-bound and out-bound shipments;
  - b. Restricted operating hours shall be from 5:00 p.m. to 6:00 p.m., Monday through Friday during which time the Permittee shall be able to process out-bound shipments, but shall be closed for in-bound shipments.
  - c. On Saturdays, Sundays and holidays the site shall be closed for all operations.

**PROJECT SITE SPECIFIC CONDITIONS: FOR A PROJECT WHICH IS LOCATED ON A SITE THAT IS LESS THAN ONE ACRE IN SIZE:**

**Add Additional Conditions:**

- The Permittee shall not accept and process ferrous metals.
- The Permittee shall not accept fully assembled automobiles or other vehicles, but shall not be prohibited from receiving automobile/vehicle body frames, parts, or components

legally dismantled, subject to any and all state or local laws related to the acceptance of such body frames, parts, or components.

**PROJECT SITE SPECIFIC CONDITIONS: FOR A PROJECT WHICH IS SUBJECT TO THE GREEN BUILDING PROGRAM:**

**Add Additional Conditions:**

- Landscaped areas depicted on the approved Exhibit "A" shall comply with the County's drought-tolerant landscaping requirements of section 22.52.2230 of the County Code, including the requirement that a minimum of 75 percent of the total landscaped area on site shall contain plants from Regional Planning's drought-tolerant plant list. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas, except where turf or other ground cover is present. Prior to the use of this grant, the Permittee shall ensure that the owner of the subject property records a covenant in the office of the Recorder indicating that the owner is aware of the drought-tolerant landscaping requirements of Part 21 of Chapter 22.52 of the County Code, and that the owner is also aware that these requirements apply to this project.
- The Permittee shall comply with Low Impact Development ("LID") standards as required by County Code Section 12.84.440 and specified in the Low Impact Development Standards Manual which can be found at [http://dpw.lacounty.gov/wmd/LA\\_County\\_LID\\_Manual.pdf](http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf) to the satisfaction of Department of Public Works.

**ANY OTHER PROJECT SITE SPECIFIC CONDITIONS MAY BE ADDED HERE.**

